



## **GIS Policy Committee Meeting June 21<sup>st</sup> 2005**

### **County Employees and Members Present**

KD Benson – Commissioner, Diane Hawkins- MITS Director, Khalid Hasan- GIS Coordinator, Nancy Moore- County Assessor, Bob Plantenga-County Auditor, Rick Walker- E911, Betty Michaels and Kevin Underwood – County Council, Gini Nichols-Auditor, Cinde Shockey-Recording Secretary

### **The Agenda**

- 1. Parcel Layer Updates**
- 2. GIS Digital Submission Current and Future Needs**
- 3. GIS Data Sales**
- 4. 911 Project Updates**
- 5. Others**

#### **1. Parcel Layer Updates**

Steve Murray calls the meeting to order. He thanks the Tippecanoe County Council Members for attending. First item he would like to address is the accuracy of the parcel layer. At the time, due to funding concerns, the parcel layer was suitable for the accuracy required at that time. The parcel layer was conceded in order to get the project moving. Steve asks Diane to speak on this. Diane states that 600,000 was spent on the parcel layer in the beginning. A company was hired to scan the plat books and fit them into the Ortho photographs of the parcel layer. Steve says the problem occurs because the plat books were drawn as 1 mile squares and they are generally 8 sided figures. The drawings were not accurately scaled to begin with and then they were placed on accurate Ortho photographs. Diane asks when surveyor's section corners were started. Steve states that the section corners were started in 1990 in preparation for GIS as a control layer and to make surveys cheaper. Nancy Moore asks when GIS was actually started. Steve says the first action pursued was to hire a gentleman from Purdue to submit an assessment of how GIS would be beneficial to the county. Diane states that over the past 10 years 600,000 was spent with Wolpert on the parcel layer and many man hours over the past 4 years cleaning up the parcel data. Khalid and Diane have been working on

cleaning up the parcel layer. Two full time GIS employees and 2 part-time employees spent 12 months matching the parcel layer information with the tax information and making it a one-to-one match. This was done in preparation of launching the new web site. Since then GIS has been slowly going through each township and working through the deeds to add accuracy to the parcel layer. Patrick Lockwitz has been mainly doing this work which is very detail oriented. In 18 months 20,000 parcels have been completed. Outer-lying townships were completed first. Some changes have occurred recently which will change the way the process is approached. Patrick Lockwitz is leaving and he has been the main person working on this goal. Budgets are also due so, Diane feels it is time to take a look at how this project is being approached and weigh the options. Diane has asked an outside vendor to look at the GIS data to take a look at the data and cleaning it up. Diane says there are 3 options.

1. Stop cleaning up the data , and just fix errors
2. Continue working on it day-to-day as we have been for the last 18 months. This would take another 4 years to complete with Patrick, Khalid, and another part-time person.
3. We could also contract this out to Sidwell who has given a quote of 350,000 with a time frame of 9-10 months.

Paying Sidwell to correct the data would also require GIS to pull the deeds and fax them to Sidwell.

Diane spoke to KD and Steve and they felt that she should bring it to the board for a decision. Diane would like to have her GIS technicians pursuing other projects such as Zoning, land use etc. Steve attended a meeting of surveyors about 6 months ago and they all stated that they had their zoning layers completed. This is because of the problems with the property layer and nothing having been done on it until Khalid and Diane came into their positions. Steve thinks freeing up the technicians to help other departments would be a good idea. He also thinks the inaccurate areas are mainly in the urban areas of Lafayette. Steve opens this for discussion. KD would like to know what the quote could include. Diane says this would finish all the areas not already completed. Khalid makes the suggestions that maybe this should be a fill-in project worked on when GIS techs are not busy with other departments. Khalid hands out the original contract with Wolpert. Khalid believes our data satisfies the accuracy requirements which were stated in the original contract with Woolpert. He thinks that our data is far better than what was originally stated. Quote; "the parcel line data that is attributed to hard features will be within 5 feet of the digital ortho photo base map for 90% of photo and indefinable hard features according to accuracies stated for the photogrametric data" Khalid believes our data satisfies this criteria 95% of the time. Only 10 or 12 parcels changed out of 212 for a test section to this criteria. Only one parcel was void. Khalid states that we have a 99.5% match rate and that this is very useable data. Gini has been working on a comprehensive QC and looking at every parcel in the county. There are only 150 out of 50,000 that need researched and fixed to meet the auditors standards. Diane would like for the policy committee to set the standard for the data. Gini says the data is acceptable to the Auditor and meets their standards at the present time. Diane says she doesn't know how long the GIS techs can continue working at this pace. Diane has asked

Patrick and Khalid to concentrate on the parcel layer and make it a priority. Khalid says that all of the records are of varying quality. Some records are from the 1800's and some are very accurate. The quality of the parcel layers varies. He does not believe that the time and work spent on cleaning the data is yielding proportionate results. In the beginning fixing the data was quicker but now that they are down to the last 5% of errors it is taking a disproportionate amount of time to fix them. The accuracy standards that are in the original contract are perfect, if the county didn't follow through with the QC of the data at that time then we can't blame the consultant. Steve believes there is still considerable work on the parcel layer to do. He suggested outsourcing it a few years ago but we have come a long way with the data since then. Using a consultant we would still have to check the work. Many departments do not have qualified GIS people. Khalid and Patrick are always tied up with this instead of being available to other departments. Nancy says the assessor's would like to have accurate data but in 2006 they need to have their assessed values on the GIS site, they will also need to have photographs on the website and they will be asking a lot from the GIS techs. Nancy feels that being current is more important than the accuracy at this point. Diane says we are current right at the moment. Khalid says that we are 99% in sync except for certain historical records in the tax/assess system that don't have a very neat corresponding geographic determination in the plat books. KD asks Patrick if the clean-up left to do would take a lot more research to get it correct and is this because of the incorrect deeds? Steve says there are a multitude of problems including inaccurate deed and surveys. KD says the parcel layer could still be wrong if the outsource company just uses the deeds. Patrick says the company which gave the quote has a gentleman who is very experienced and would make educated guesses about questionable parcels just as he does. KD would like to know if highway would benefit from the parcel lines being more accurate. Khalid suggested that if we use a consultant to clean up the data we could ask them to do the right of ways and zoning. Diane doesn't believe it would be a significant amount of money. Steve thinks that it would be because of the amount of research for the Highway department. Khalid says new right of ways that go through the auditors office are getting put in. Since Sallie was unable to attend Diane would like to read her comments. Sallie says "the parcel layer is only useful to us if we can rely on the fact with reasonable assurance that the parcels are based on the deeds transferring property rather than how the auditor wants or need to divide or aggregate property for taxes. Otherwise we will have to continue to research each property as requests come in. Not terribly efficient when we could be using GIS with reliable information. I still don't know if our discussions have resolved the problem of their need to separate properties for tax purposes that cross section and township lines even when that is not the way the deed description is written" Gini says if the section line divided a property line it used to get 2 key numbers. The auditor no longer does this. It now gets one key number. However they do get cases where the legal description crosses taxing districts and that cannot be made in one parcel. Steve says GIS would allow them to make it look like one parcel even though the auditor has to use 2 key numbers. Khalid puts the question before the committee to decide what is acceptable for the accuracy of the parcel layer. Steve thinks that Khalid should make the recommendation since he is a the GIS director. Diane would like a formal recommendation from the committee. Steve asks if anyone has an opinion about this. Nancy says we may not be able to

get the money even if we decide to outsource. Steve would rather do this in house. Betty Michaels would like to see a more concrete figure on the cost. Steve recommends that Khalid, Diane, Gini, and KD meet with him one final time and come up with a recommendation for the committee. KD says that the committee has done a good job of getting the other department to use GIS and she doesn't think that increasing the accuracy will bring other departments on board. She doesn't believe the accuracy is as important. Nancy wants to see building permits on GIS, zoning needs to be on, transportation, phase 2 etc. KD would rather spend the money on current photos than trying to correct the 5% curve.

## **2. GIS Digital Ordinance**

Steve states that they have been receiving digital submissions voluntarily from a lot of the surveyors which helps to keep the parcel layer current. There has been vocal opposition to the digital submission ordinance. Surveyors in other areas around the state don't seem to have a problem with the submission. The surveyors do not want to have to submit digital copies of the final plan development. Survey standards do not require but the local ordinance does. This is required in several other counties such as Marion. In order to support this they would like to receive the GIS data for free.

## **3. GIS Data Sales**

Diane discusses the data ordinance regarding data sales. Steve says the surveyors say they can buy the data in smaller quantities for a cheaper price than they can buy the whole county. Steve has suggested lowering the cost of the data. Diane states that to buy the whole county with all the layers would cost around 60,000. which seems unreasonable. Patrick and Diane have discussed this and reached a figure of 5,000. to buy the county and then charge them a fee for updates. Diane would like the boards permission to review the ordinance and send it over to Dave to rewrite. Diane says large areas in California are in a similar price range. Diane says there are private companies who would also like to purchase the data for profit. There is a disclaimer in the current ordinance which doesn't allow for profit use. Steve believes that in the future all of this information will be free and so we should recoup some of our cost while we can. Betty says everyone has to be charged the same price. Steve says the surveyors are using the GIS data for profit but they are also bringing business into the county. Bob would like to see the cost based on something rather than just market price. Khalid says that by giving out the larger data sets it will free up time that the technicians spend satisfying data requests. The commissioners will have recommendations at the next meeting.

#### **4. 911 Project Updates**

Rick Walker says they are trying to wrap up the mapping project. There has been technical problems and data problems. There should be software trials going on right now. Diane says Capt. Dave Payne from the City has been implementing the data into the dispatch software in test mode. Diane is waiting to hear from him to see how it is going. Khalid says a plan needs to be implemented right away for maintenance of the data.

#### **5. Others**

No other business at this time so the meeting is adjourned